

TO LET

WATERFOLD PARK BURY197

J2 M66 BURY

197,383 sq ft

A new grade A distribution
warehouse/logistics space

**PLANNING CONSENT GRANTED
DELIVERABLE IN 18 MONTHS**

BL9 7BR
///TRUNK.CURE.LIKES





Bury City Centre 2 Miles

The Rock Shopping Centre

Village Hotel Bury

163 · 471
Manchester
Bus Stop

Waterfold Farm - Farmhouse Inns

A58

M66 J2

BURY197
197,383 SQ FT

River Roch

Junction 18 of M60 /
M62 interchange - 3 Miles

M65 J8 / Burnley 15 miles



PLANNING CONSENT
GRANTED

TARGETING BREEM
'EXCELLENT'

DIRECT LINKS TO THE UK
MOTORWAY NETWORK

3 MILES TO
JUNCTION 18 · M60

1.4 MVA
POWER

MANCHESTER 9 MILES
TO THE SOUTH

DELIVERING EXCELLENCE

Set within 12 acres, BURY197 is a highly specified warehouse/logistics facility, with innovation and connectivity at its heart.

Situated in close proximity to Manchester, and with direct access to the M66 and wider UK motorway network, this facility boasts a prime

location that is perfect for businesses that require efficient and swift connectivity.

Focused on sustainability, productivity, and wellbeing, BURY197 is designed for modern businesses, ensuring it meets their needs both today and tomorrow.

BURY197
197,383 SQ FT













PLANNING CONSENT GRANTED



DELIVERABLE
IN 18 MONTHS









- SPECIFICATION**
-  15m clear height
 -  50kn/m2 floor loading
 -  20 dock level doors (inc. 4 Euro-dock doors)
 -  4 level access doors
 -  50m yard depth
 -  1.4MVA power
 -  180 car parking spaces
 -  46 HGV spaces
 -  Targeting BREEAM Excellent
 -  Targeting EPC A+

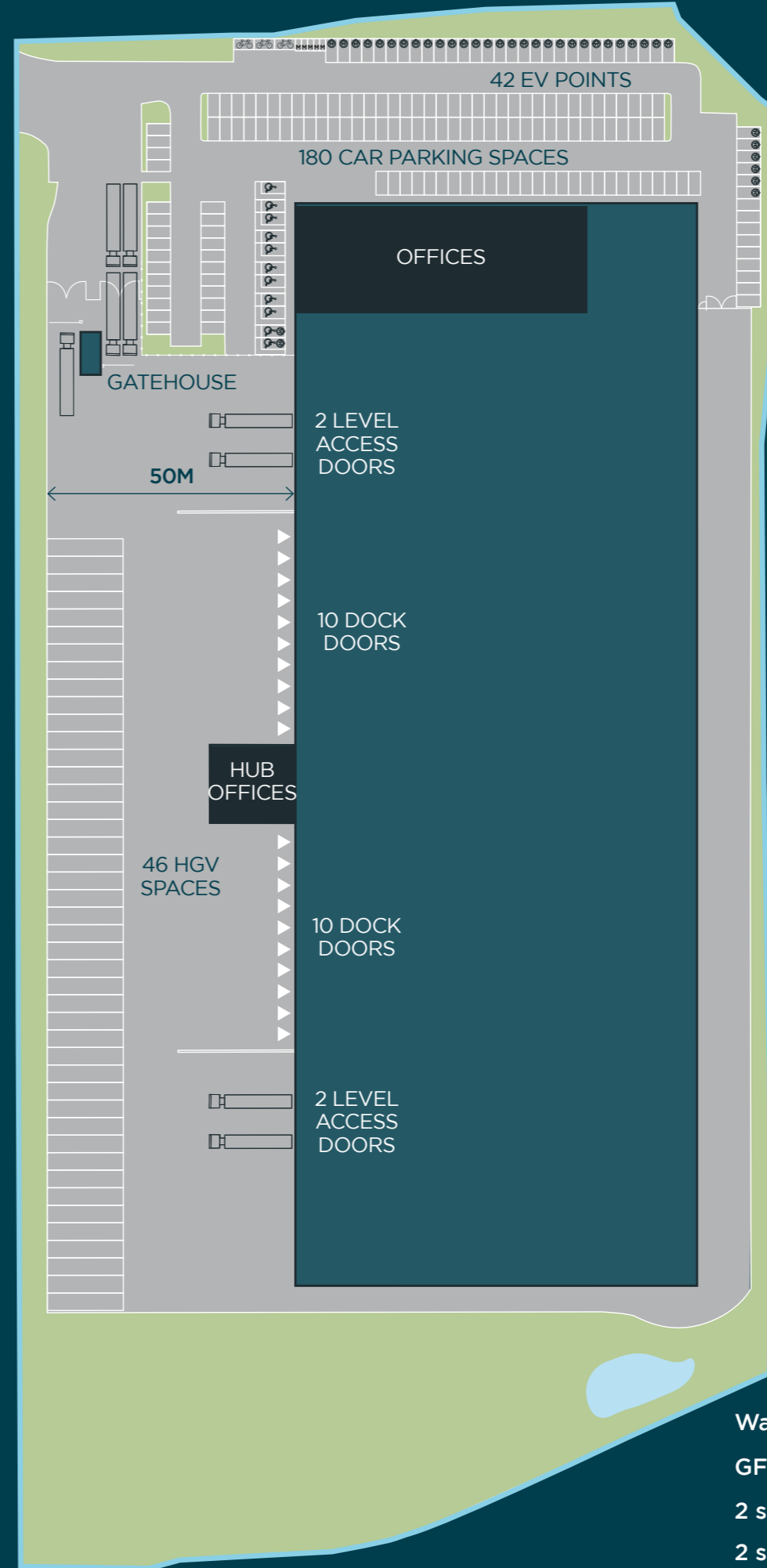
TO LET
BURY197


A NEW GRADE A DISTRIBUTION
WAREHOUSE/LOGISTICS SPACE

197,383 SQ FT

SUSTAINABILITY

-  42 EV chargers
-  24 cycle spaces
-  LED lighting with PIR system
-  Min 10% roof lights




15M
EAVES HEIGHT


1.4MVA
AVAILABLE


EPC A+



Schedule of Accommodation
(approx GIA)

	sq ft	sq m
Warehouse	180,983	16,814
GF core	1,123	104
2 storey offices	10,351	961
2 storey hub offices	4,663	433
Gatehouse	263	25
Total	197,383	18,337

DRIVING CHANGE

BURY197 is meticulously designed to prioritise low energy consumption and carbon reduction. By incorporating high-specification features, the facility is designed to optimise efficiencies and minimise running costs minimising the impact on the natural environment.

Additionally, BURY197 is equipped with the flexibility to accommodate future changes in business and market demands. This includes the capacity to expand Photovoltaic arrays, enabling advanced features to be tailored for evolving needs.

20% PV COVERAGE WITH PROVISION FOR ADDITIONAL CAPACITY

EXTERNAL LED LIGHTING, WITH DAYLIGHT SAVING CONTROLS

TARGET BREEAM 'EXCELLENT' & EPC A RATING

HIGH EFFICIENCY OFFICE HEATING AND COOLING SYSTEMS WITH HEAT RECOVERY VENTILATION

HIGHLY INSULATED BUILDING, MITIGATING AIR LEAKAGE

42 ELECTRIC CHARGING POINTS

10% ROOF LIGHTS PROVIDING MORE NATURAL LIGHT

WATER SAVING TAPS AND DUAL FLUSH WCS

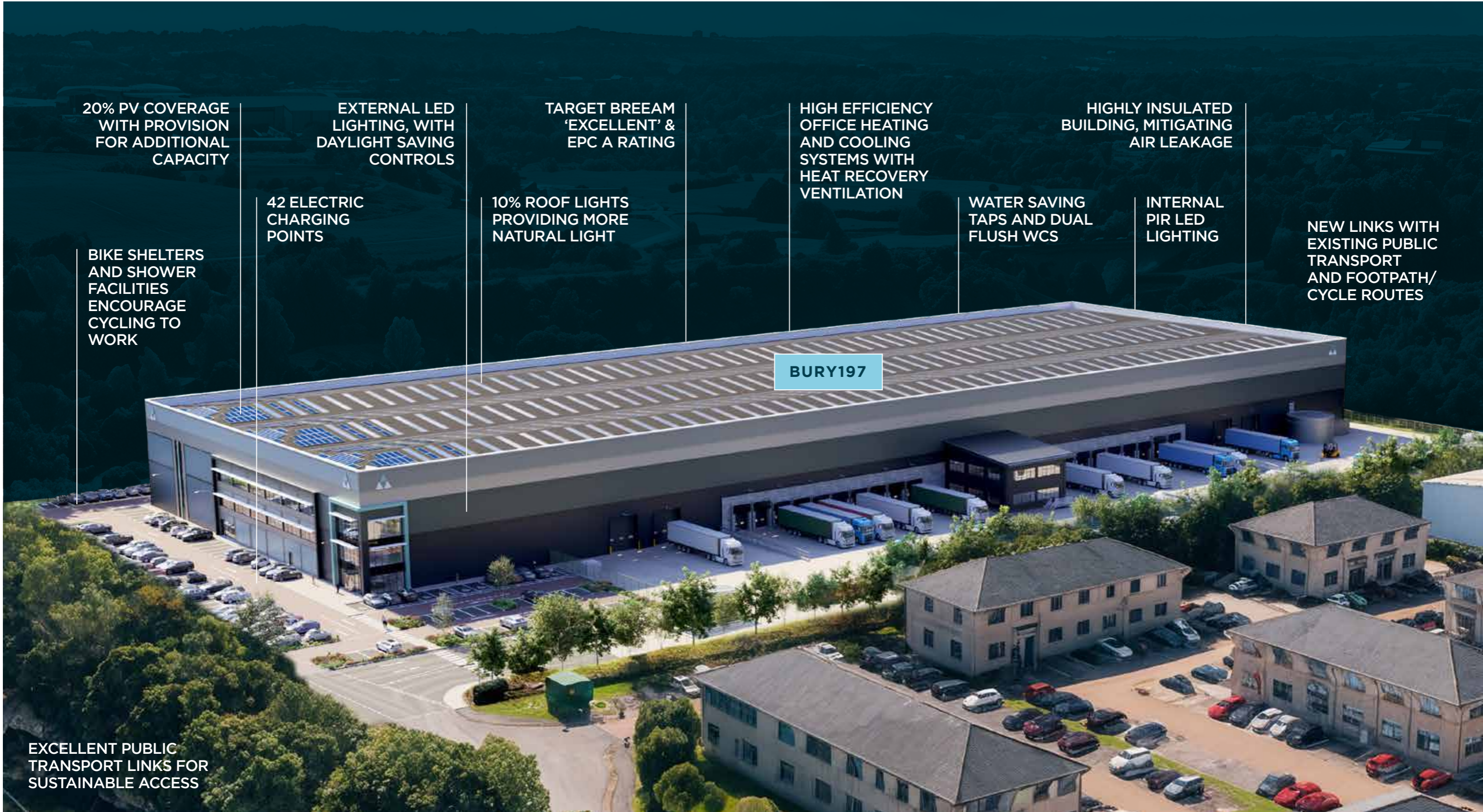
INTERNAL PIR LED LIGHTING

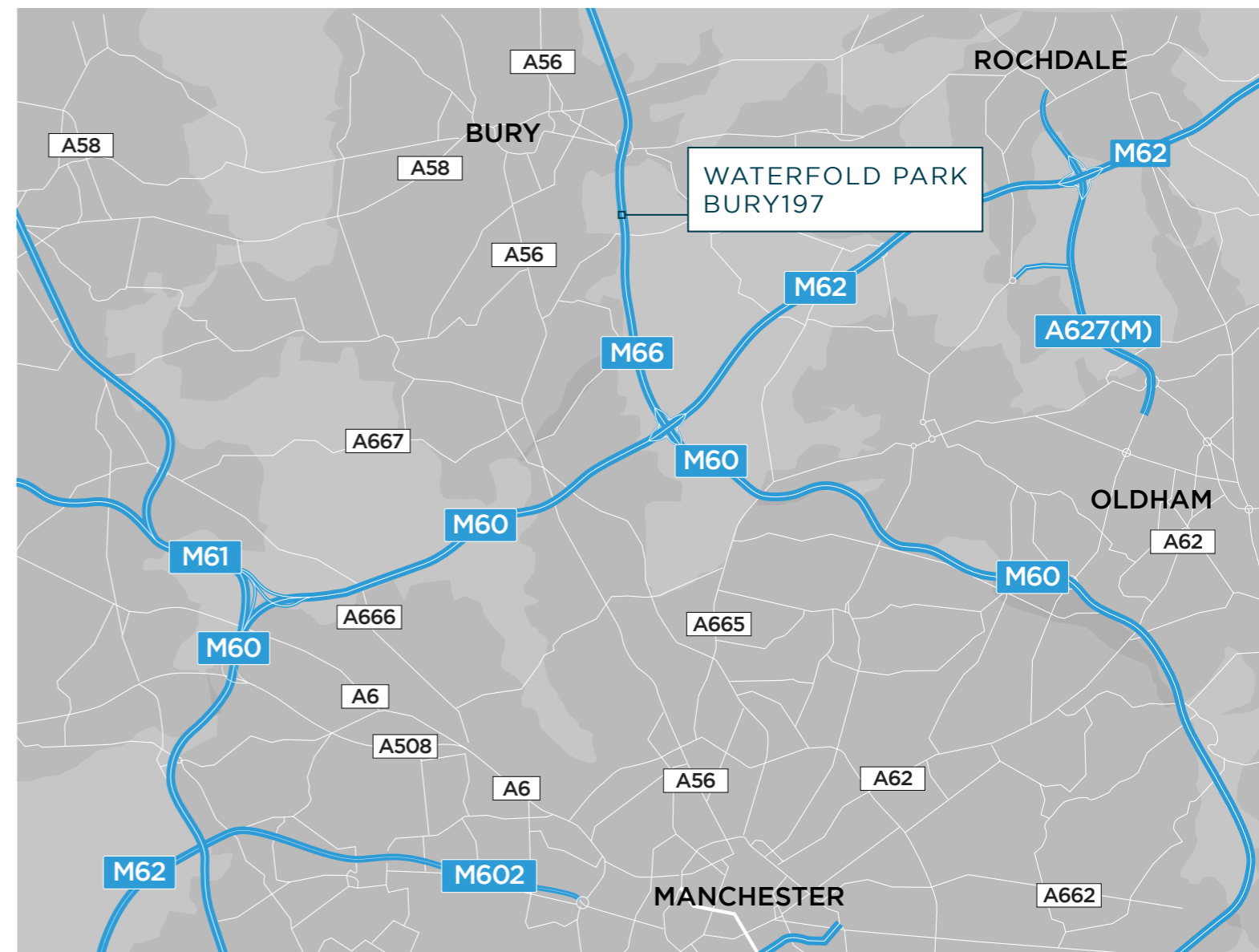
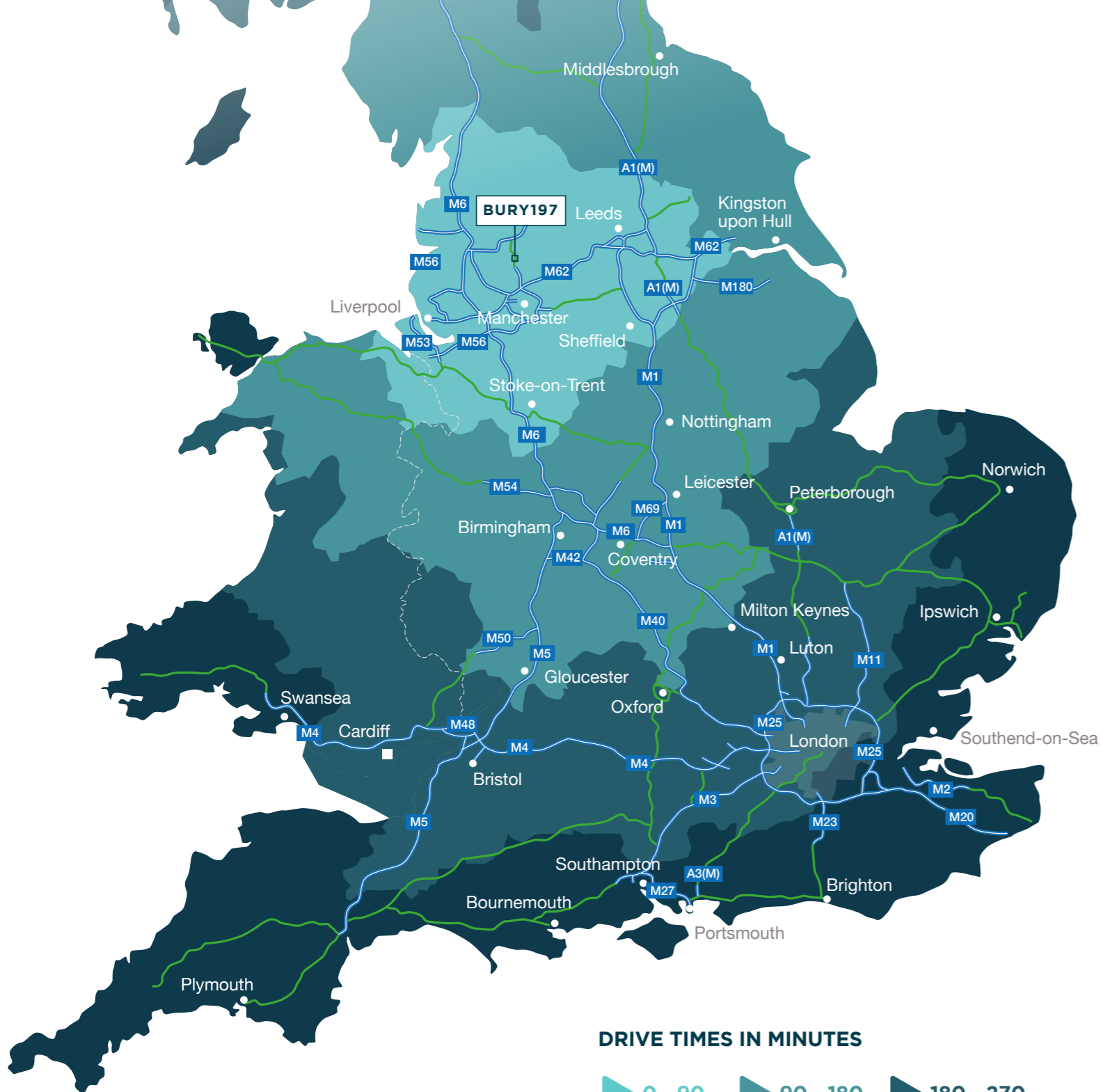
BIKE SHELTERS AND SHOWER FACILITIES ENCOURAGE CYCLING TO WORK

NEW LINKS WITH EXISTING PUBLIC TRANSPORT AND FOOTPATH/ CYCLE ROUTES

BURY197

EXCELLENT PUBLIC TRANSPORT LINKS FOR SUSTAINABLE ACCESS





Situated just 9 miles to Manchester city centre, the facility is at the heart of the M66, M60, and M62 corridors that link with both the Hull and Liverpool Ports. This location allows for streamlined access to the country's leading road infrastructure, making it a prime spot for logistics operators, SMEs, 3PLs, and e-commerce providers to serve local, regional and national markets.



THE ROUTE TO SUCCESS

LOCATION	Miles	Drive time
M66	0.3	2 mins
J2 M62	0.4	3 mins
J18 M62 / M60	3.3	5 mins
J20 A627(M)	8.3	10 mins
J2 M61	8	12 mins

LOCATION	Miles	Drive time
Bury Town Centre	2	8 mins
Manchester City Centre	9	20 mins
Manchester Airport	25.7	30 mins
Liverpool Airport	37.2	45 mins
East Midlands Airport	103	1 hr 50 mins

LOCATION	Miles	Drive time
Liverpool Sea Port	39.2	50 mins
Hull Sea Port	96.8	1 hr 40 mins

STRENGTH IN NUMBERS

BURY197 takes advantage of a robust local labour supply within the region, benefiting from a pool of over 1,827,900 potential workers, of which 62,800 are economically inactive and looking for employment.

Local working age population **1,827,900**



Local population qualified to NVQ Level 1 and above **85.9%**



Working in manufacturing, transport and storage **168,000**



6% lower average wage than Great Britain



BURY197 lies minutes away from various eateries, local shops and fitness centres which can be easily accessed by walking, cycling or driving.



Tritax is an asset manager with over 50 million sq ft under management, investing in critical supply chain real assets aligned to the major structural trends that are shaping the future economy, including digitisation, automation, urbanisation and green energy.

**For further information
contact the letting agents:**

CBRE

0161 455 7666

www.cbre.co.uk

DTRE

0161 549 9760

www.dtre.com

Paul Cook
paul.j.cook@cbre.com
07793 119 221

Rob Kos
rob.kos@dtre.com
07709 846 930